

Emerald Heights Development Land Study

City of El Paso — City Plan Commission — 09/06/2018

SULD17-00001 — Land Study



STAFF CONTACT:	Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov
PROPERTY OWNER:	Northtowne Village Joint Venture and River Oaks Properties Ltd.
REPRESENTATIVE:	CEA Group
LOCATION:	South of Eastlake and West of Peyton, ETJ (Extraterritorial Jurisdiction)
ACREAGE:	185.48
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	<ol style="list-style-type: none">1. To allow 54-foot roadway cross-sections with two (2) 17-foot paved lanes with 6-inch curb and gutter on both side of the roadway, two (2) 5-foot parkways abutting the curb and two (2) 5-foot concrete sidewalks.2. To allow 80-foot roadway cross-sections with two (2) 24-foot paved lanes with 6 inch curb and gutter on both sides of the roadway, one (1) 14-foot raised landscape median, two (2) 4-foot parkways abutting the curb and two (2) 5-foot concrete sidewalks.3. To allow graphic scale of 1"= 300' in lieu of 1"=200'
RELATED APPLICATIONS:	SUSU18-00073 Emerald Heights Unit 1 SUSU18-00051 Emerald Heights Unit 2
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes a land study for 185.48 acres of land located in the Extraterritorial Jurisdiction. The land study area is predominantly single-family residential with lot sizes ranging from 5,000 to 6000 square feet. This land study has been granted vested rights under the previous subdivision code. The following land is proposed:

- 724 single-family residential units within 156.85 acres.
- 1 commercial site within 11.31 acres
- 3 stormwater ponding areas within 9.11 acres
- 3 park sites totaling 8.21 acres

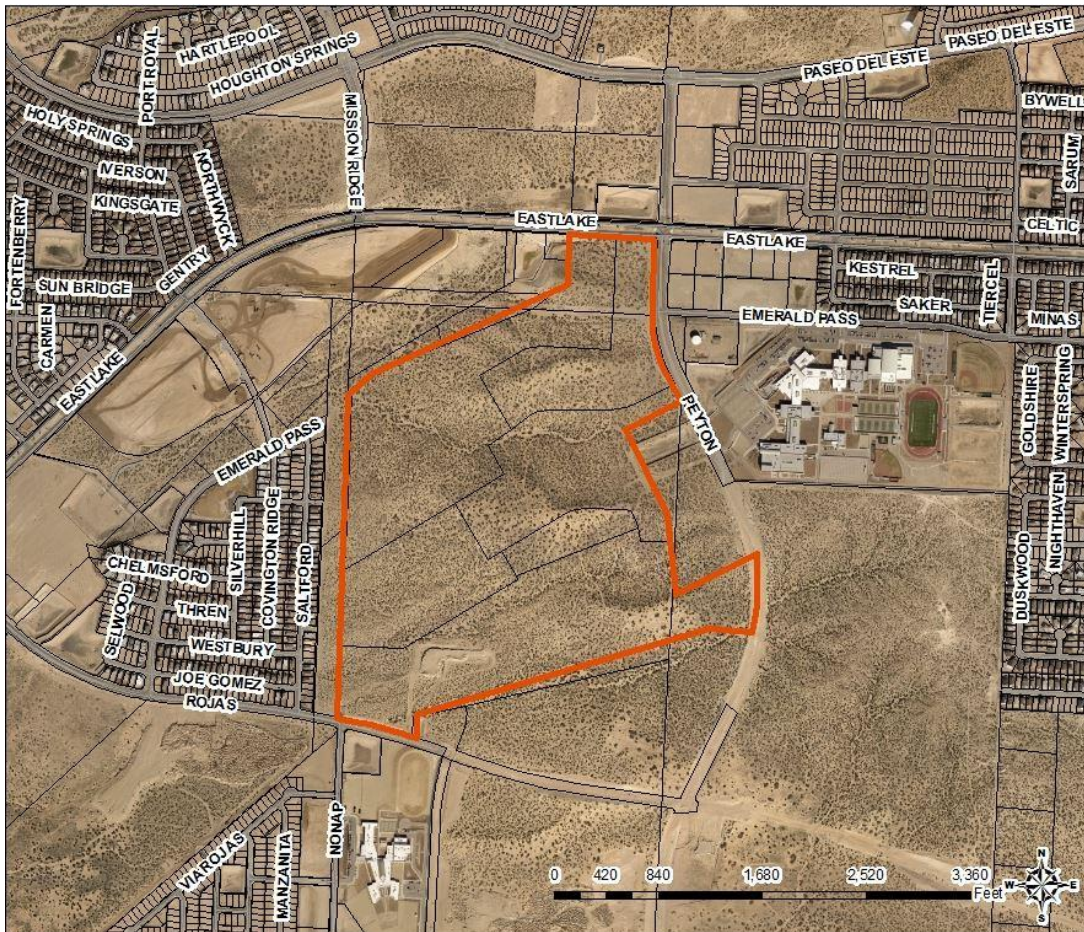
This Land Study complies with the minimum standards for development in the ETJ. This development will be providing connectivity to surrounding developments and provide improved parkland.

As part of the major thoroughfare plan (MTP), Emerald Pass Avenue is classified as a Minor Arterial and will be extended from Peyton Road to the west and will temporarily stub-out with a desilting basin until the street is further extended in the future. Primary access to the proposed development will be from Peyton and Rojas. According to the City's MTP, Rojas Drive is classified as a minor arterial and is expected to extend eastward and Peyton is classified as a major arterial and is expected to extend further south. These future extensions (constructed by others) will create connectivity to the project along the southwesterly and southeasterly boundaries and increase the transportation system to provide for alternate route options to this development. Furthermore,

the future extensions of Rojas Drive and Peyton Road will provide better north south and east-west connectivity and alleviate the traffic volume on Eastlake Boulevard.

The proposed land study provides a phasing plan with four phases, which are estimated to be completed by 2022.

SUMMARY OF RECOMMENDATION: Planning staff recommends **approval** of Emerald Heights Development Land Study.



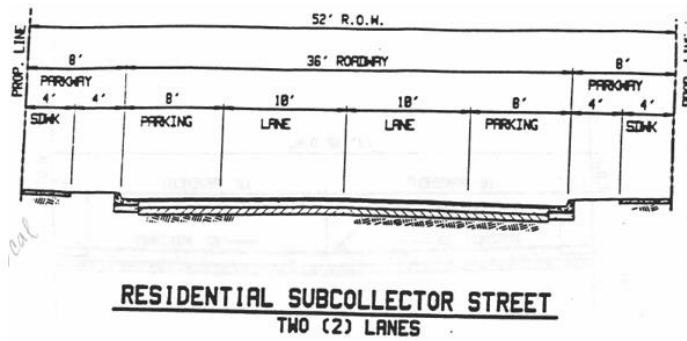
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following modifications pursuant to Sections 19.16.020 (Streets) and 19.04.170 (Modification of conditions) which are exceeding the minimum requirement:

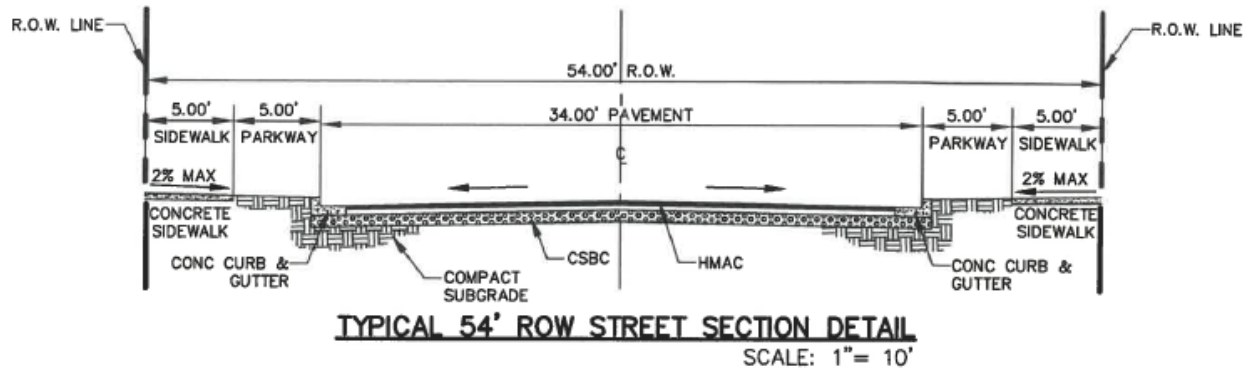
1. To allow 54-foot roadway cross-sections for all internal local streets. The cross-section consists of two (2) 17-foot paved lanes with 6-inch curb and gutter on both side of the roadway, two (2) 5-foot parkways abutting the curb and two (2) 5-foot concrete sidewalks for a residential subcollector street.

Required

The former DSC requires a 4' sidewalk, 4' parkway and 18' of pavement for a residential subcollector street.



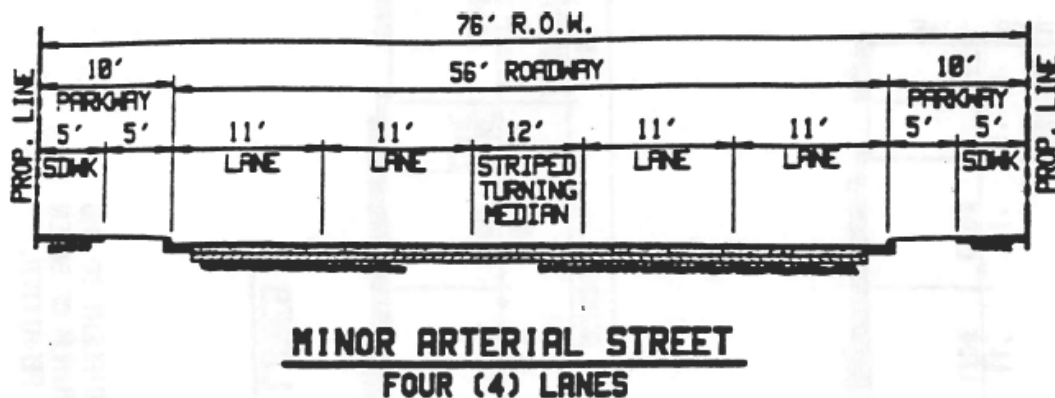
Proposed



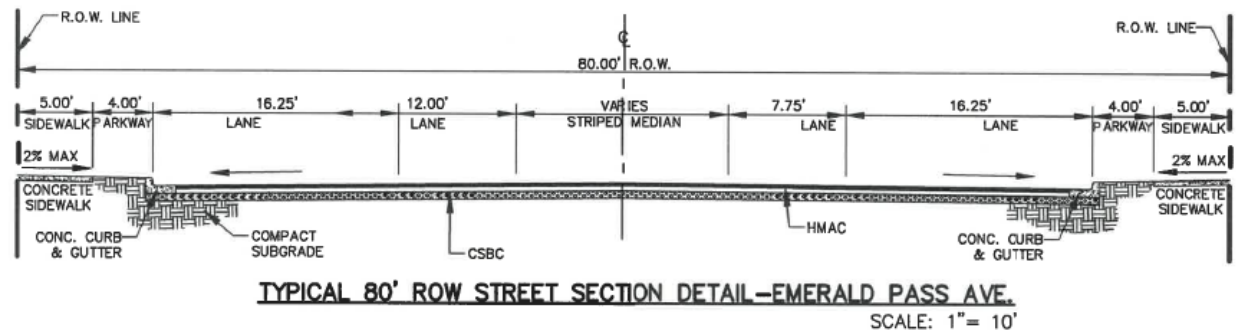
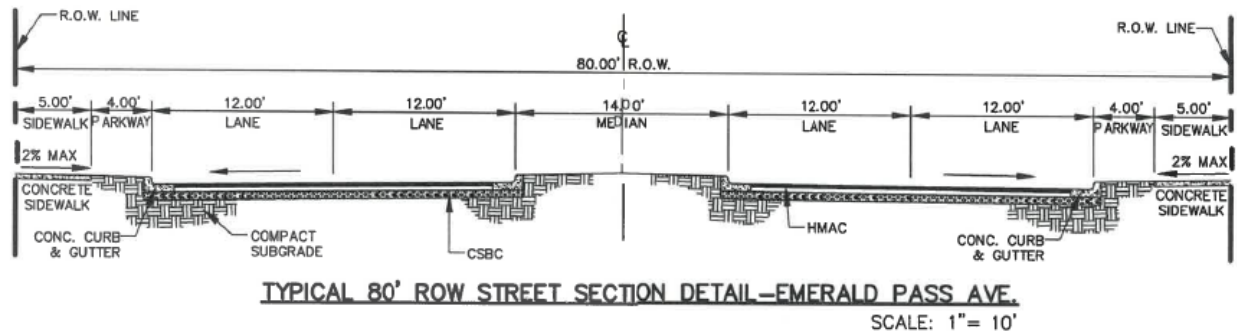
- To allow 80-foot roadway cross-sections with two (2) 24-foot paved lanes with 6 inch curb and gutter on both sides of the roadway, one (1) 14-foot raised landscape median, two (2) 4-foot parkways abutting the curb and two (2) 5-foot concrete sidewalks for a minor arterial for Emerald Pass.

Required

The former DSC requires 5' sidewalk, 5' parkway and 28' of pavement for a minor arterial.



Proposed



The applicant is also requesting the following modification pursuant to Sections 19.08.040.D (Land Study General Requirements) and 19.04.170 (Modifications of conditions):

3. To allow graphic scales of 1"= 300' in lieu of 1"=200'

All proposed cross sections exceed the minimum standards. The applicant's proposal to install 4 ft. parkway along Emerald Pass is consistent and will satisfy County requirements. The applicant does meet the following criteria under Section 19.04.170 (Modification of Conditions). The section reads as follows.

Section 19.04.170.A.3

3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G-4, Suburban (Walkable)

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?

2.1.6.: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	Yes, the applicant is developing along a proposed bicycle facility.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the proposed development complies with the major thoroughfare plan and connects to existing street networks.

NEIGHBORHOOD CHARACTER: Subject property is located in the City of El Paso's extraterritorial jurisdiction and not within the path of annexation. The nearest school is Eastlake High School which is located across this development to the East. The nearest park is Ranchos Del Sol (3.3 miles). The subject property is not within the areas of potential annexation by the city, therefore meeting the requirements to be excluded from the calculation for parkland / fees. This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to the proposed land study.

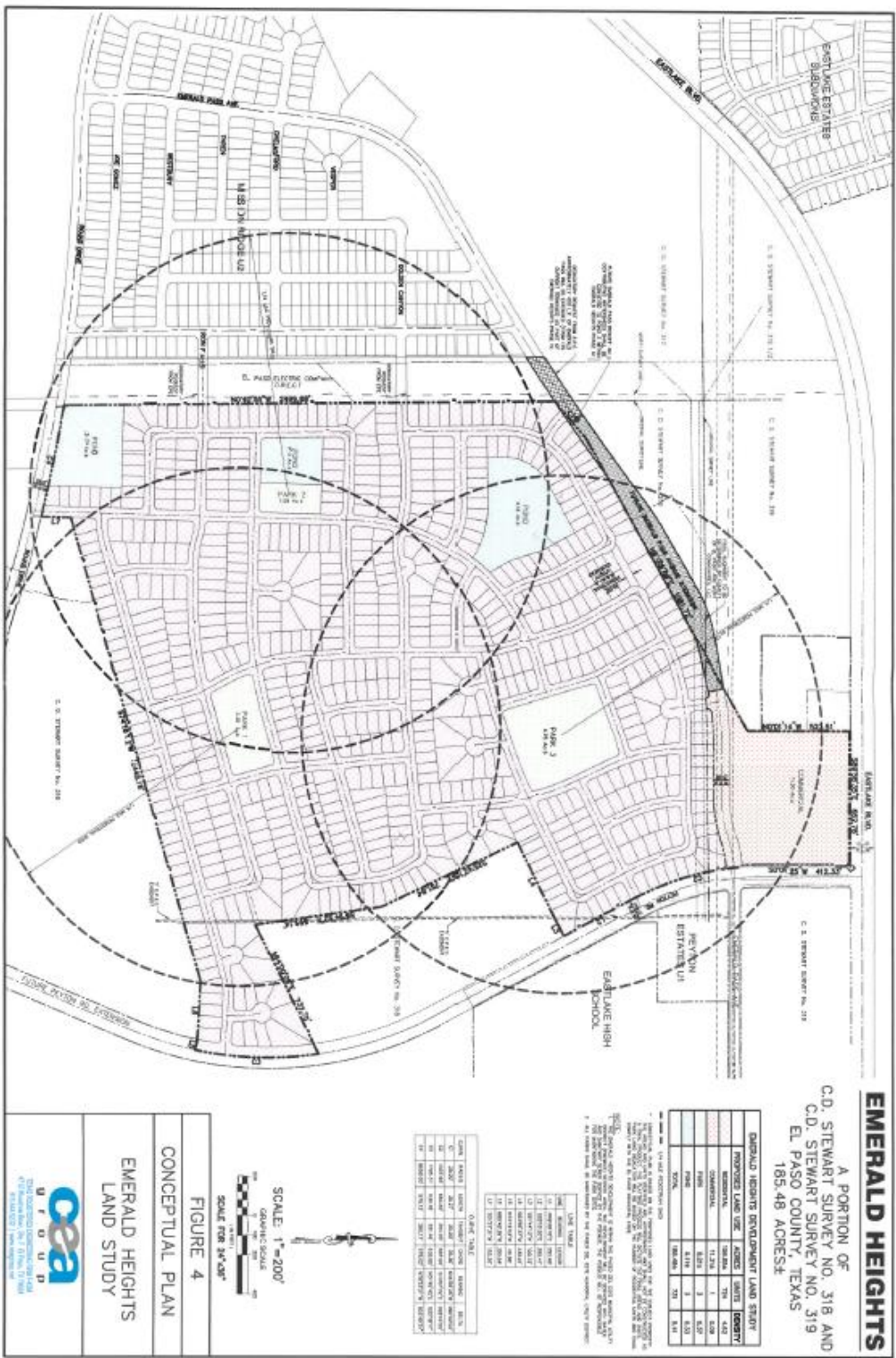
PLAT EXPIRATION:

This application will expire on **September 6, 2023**. Please be advised that the land study or any phase of the development may be extended by the city plan commission under Chapter 19.08.040 (Land Study Requirements - Validity).

ATTACHMENTS:

1. Conceptual Plan
2. Phasing Plan
3. Modification Request
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

August 27, 2018

City of El Paso-Planning and Inspections Department
811 Texas Avenue
El Paso, Texas 79901

Attention: Ms. Armida Martinez

Reference: Emerald Heights Land Study – Modification Letter (REVISED)

Dear Ms. Martinez:

On behalf of the Developer for the above referenced development, we are requesting the following modifications to the subdivision regulations.

Modification No. 1: City Municipal Code 19.16.020.B.1.c.-Residential Subcollector Street

This modification shall consist of a 54-foot roadway cross-sections with (2) 17-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Modification No. 2: City Municipal Code 19.16.020.B.2.b.-Minor Arterial-Rojas Drive

This modification shall consist of a 78-foot roadway cross-sections with (2) 24-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (1) 12-foot raised landscape median, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Modification No. 3: City Municipal Code 19.16.020.B.2.b.-Minor Arterial-Emerald pass Ave.

This modification shall consist of a 80-foot roadway cross-sections with (2) 24-foot paved lanes with 6-inch curb and gutter on both sides of the roadway, (1) 14-foot raised landscape median, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Modification No. 4: City Municipal Code 19.16.090-Block Lengths

This modification shall consist allowing block lengths to exceed the 1,500 linear feet due to topographic constraints.

Modification No. 5: City Municipal Code 19.08.040.D.-Land Study General Requirements

This modification shall consist allowing a graphic scale of 1"=300' in lieu of 1"=200'.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the printed name.

Jorge L. Azcarate, P.E.
Project Manager

I-2000-198.am.cep-modification request 8-27-18
Ac/Ac

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR LAND STUDY APPROVAL

DATE: _____ FILE NO. SULD17-00001

SUBDIVISION NAME: Emerald Heights Development


1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of C.D. Stewart Survey No. 318 and C.D. Stewart Survey No. 319
El Paso County, Texas
2. Property Land Uses:


	ACRES	SITES		ACRES	SITES
Single-family	<u>113.46</u>	<u>724</u>	Office		
Duplex	_____	_____	Street & Alley	<u>43.39</u>	<u>26</u>
Apartment	_____	_____	Ponding & Drainage	<u>9.11</u>	<u>3</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	<u>8.21</u>	<u>3</u>	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	<u>11.31</u>	<u>1</u>	Total No. Sites	_____	<u>757</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>185.48</u>	_____
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Street sheet flow to proposed storm inlets and underground storm sewer systems to discharge to proposed retention basins
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
See attached variance request letter.
9. Remarks and/or explanation of special circumstances: N/A
10. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

- River Oaks Properties Ltd. 106 Mesa Park Drive, El Paso, Texas 79912 (915) 225-5700
11. Owner of record Northtowne Village Joint Venture 4712 Woodrow Bean, Ste. A El Paso Texas 79924 (915) 757-1827
(Name & Address) (Zip) (Phone)
12. Developer Bowling Enterprises, LLC. 4712 Woodrow Bean, Ste. A El Paso Texas 79924 (915) 757-1827
(Name & Address) (Zip) (Phone)
13. Engineer CEA Group 4712 Woodrow Bean, Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.


Adam Z. Frank, River Oaks Properties

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Recommends approval.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. The commercial lot abutting Eastlake Blvd., was originally planned as a residential development and was proposed to discharge into the adjacent pond; need to verify that when the pond is enlarged it will hold the developed run-off for a 100-yr. storm event.
2. At the improvement plan stage, protect the subject property from storm-water runoff from the adjacent terrain and vice versa. However, the existing watercourse needs to be conveyed through the subdivision and allowed to continue its path.
3. The street reduction variance from 60' to 54' is allowed provided the street carrying capacities are met as per the DDM.
4. The land study and subdivision improvement plans must comply with Section 5.2.1 of the DDM. All storm-water runoff from proposed development and its surrounding land areas shall not exceed any of the street carrying capacities. Storm-sewer systems shall be extended to reduce surface flow depths.

Capital Improvements Department- Parks:

We have reviewed **Emerald Heights Development Revised Land Study** and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this Land Study is composed of **724** Residential lots, one **11.34 acre** commercial lot, and includes **3 "Park sites"** for a total of **8.21 acres** of "Parkland"; per City Standards **a total of 7.26 acres of "Parkland"** and **\$11,310.00** in "Park fees" would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees".

El Paso Water:

EPWater does not object to this request.

The proposed Land Study is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

EPDOT-Streets & Maintenance:

The proposed Emerald Heights Land Study is located within the City of El Paso's ETJ.

Eastlake, adjacent to the proposed Emerald Heights Land Study, is designated in the El Paso Bike Plan as a "Proposed Buffered Bike Lane."

Rojas is designated in the El Paso Bike Plan as a "Proposed Buffered Bike Lane" up to the intersection with Eastlake. Street & Maintenance Department recommends that the "Proposed Buffered Bike Lane" designation be continued eastbound along Rojas.

The City of El Paso has adopted NACTO "Urban Street Design Guide" and "Urban Bikeway Design Guide" as official design guidelines.

Sun Metro:

Does not oppose this request.

El Paso County Public Works

The County has no further objections with Emerald Heights Land Study.

El Paso Electric

El Paso Electric agrees with the proposed roadway extensions within EPE properties.

Central Appraisal District:

No comments received.

Fire Department:

No comments received.